



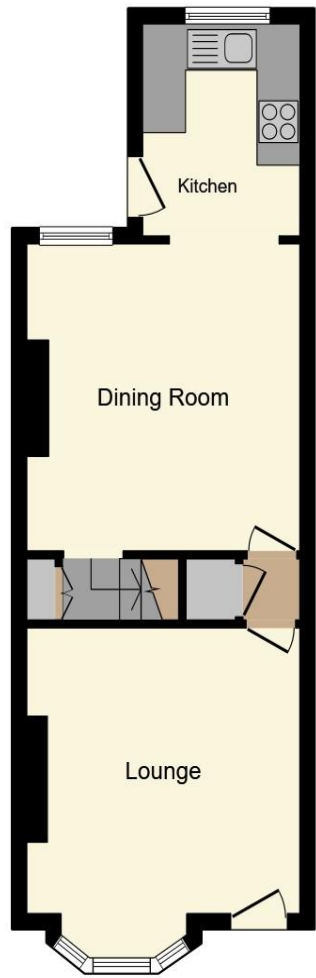
Shepherd Lane, Thurnscoe Rotherham S63 0JS

welcome to

Shepherd Lane, Thurnscoe Rotherham

SHEPHERD'S DELIGHT! Situated in this popular location - excellently placed for local amenities, schools, shops & transport links - this spacious mid terrace boasts well presented accommodation & makes an excellent purchase for first time buyers / young families / investors alike - CALL NOW!

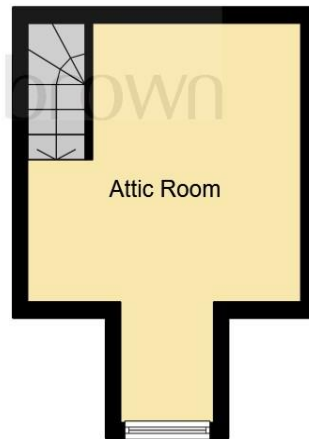




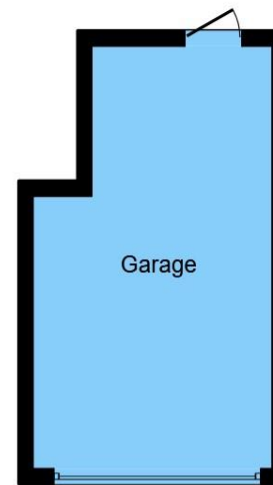
Ground Floor



First Floor



Second Floor



Garage

Ground Floor:

Lounge

Dining Room

Kitchen

1st Floor:

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

2nd Floor:

Bedroom Three

Exterior:

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Shepherd Lane, Thurnscoe Rotherham

- Spacious three bedroom mid terrace
- Popular location- excellently placed for local amenities, schools, shops & transport links
- Well presented accommodation throughout
- Delightful rear garden
- Excellent purchase for first time buyers / investors / families alike

Tenure: Freehold EPC Rating: D

£110,000 - £120,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB116869



Property Ref:
MXB116869 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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